

MINUTES
TALBOT COUNTY HISTORIC PRESERVATION COMMISSION
5 August 2013

I. ROLL CALL

- A. The regular meeting of the Talbot County Historic Preservation Commission was called to order at 3:04 pm on Monday, 5 August 2013. Those members in attendance were Mr. Ward Bucher (Chair), Mr. Ron B. Mitchell, Dr. Dorothy C. Fenwick, Mr. Robert Amdur, Ms. Alice Marie Gravely and Mr. Jacob Laureska. Mrs. Marsha Kacher was absent. Representing the County were Mr. Martin Sokolich and Ms. Florence Ball. Visiting the Commission was Mr. William A. DeShields on behalf of preservation efforts for an historic structure in Bellevue.

II. CURRENT BUSINESS

- A. REVIEW MINUTES OF 1 July 2013 MEETING – The minutes of the 1 July TCHPC meeting were read. Mr. Jacob Laureska noted one correction. Ms. Alice Marie Gravely moved to approve the minutes as corrected; the motion was seconded and carried.
- B. OLD BLOOMFIELD (T-175): STATUS OF HDO APPLICATION – Mr. Ward Bucher said he and Mr. Ron Mitchell had arranged a meeting with the owner, however Mr. Bucher was unable to attend the meeting. Mr. Ron Mitchell said he met with the owner, who expressed some concerns regarding how an HDO might affect some future additions to the property. Mr. Bucher said TCHPC cannot preapprove additions prior to obtaining an HDO. Mr. Martin Sokolich commented that Secretary of the Interior Standards would apply to any new work proposed in the HDO. Mr. Ward Bucher volunteered to call the owner and tell him if he is not certain about what he wants to do, TCHPC recommends obtaining the HDO regardless.
- C. TCHPC WEBSITE DEVELOPMENT PROGRESS AND STATUS REPORT – Mr. Jacob Laureska said the work on the website is nearly completed. He asked Mr. Martin Sokolich if he has text about all of the HDO properties as he would like to put something about each of the HDO properties on the website. Mr. Martin Sokolich suggested not including TCHPC application materials on the website because they are already available on the County website and are subject to frequent updates. Mr. Sokolich said he will put a link to the TCHPC website on the County website.
- D. TCHPC CONTINUING EDUCATION OPPORTUNITIES AND CREDIT FULFILLMENT STATUS – Mr. Martin Sokolich reminded the Commissioners that it is a CLG requirement for each Commissioner to take advantage of creditable education opportunities to sufficiently fulfill the minimum number of required educational credits. It is the responsibility of each Commissioner to ensure that this requirement is met each

year. Mr. Sokolich urged the Commissioners to watch for programs that would be creditable and advise the rest of the group of their availability.

- E. PLANNING COMMISSION HEARING FOR THE CONCEALED CELL TOWER PROPOSED IN TILGHMAN - Mr. Martin Sokolich said because the concealed towers are relatively short in comparison to other telecommunication towers, and the legislation regarding them is new, the application process is different. The process is shorter, with a simplified application which only needs to go to the Planning Commission to review and approve. He emphasized that if the Commissioners want to get TCHPC comments on public record, they need to get something in writing to the Planning Commission by Wednesday (7 August), or one or more of the Commissioners will need to attend the Planning Commission meeting to provide comments during the hearing of the tower application.

Addressing the Commission's concern regarding the siding proposed for the tower, Mr. Sokolich said he is not clear on the exact material currently proposed, but that it is not actually T1-11. He said the siding material must be radio friendly so radio waves can freely pass through it, and T1-11 is not conducive. Due to the previously discussed concerns regarding maintenance of the siding to be used, the Commissioners felt it is important to make sure their concerns are taken into consideration by the Planning Commission.

MOTION – Mr. Ron Mitchell made a motion to have one or more Commissioners attend the Planning Commission meeting on Wednesday, 7 August 2013 at 9:00 am to voice TCHPC's concern regarding maintenance of the proposed concealed tower. The motion was seconded by Dr. Dorothy Fenwick, and was carried by five Commissioners. Mr. Robert Amdur dissented.

Ms. Alice Marie Gravely volunteered to attend the Planning Commission meeting. She said she will draft a statement and forward it to the other Commissioners by email for their review and comment.

- F. FOLLOW-UP ON THE PROPOSED DNR TOWER AT BLACK WALNUT POINT – A letter was sent to the State voicing TCHPC concerns; however; to date, no response has been received.
- G. ELECTION OF TCHPC OFFICERS – Mr. Ward Bucher polled the Commissioners for nominations.

MOTION – Mr. Ron Mitchell moved to re-elect Mr. Ward Bucher as chairman, and Ms. Alice Marie Gravely as co-chair. The motion was seconded and was unanimously carried.

III. NEW BUSINESS

- A. JOHN W. GREENE HOUSE AND STORE (T-769) – Mr. William DeSheilds, a former commissioner of the Maryland Commission on African American History and Culture, addressed TCHPC to seek guidance and assistance in an effort to preserve the

John W. Greene Store, a one-story hip-roofed building *circa 1900*, which is located on a small lot in Bellevue. The store, originally owned by John Greene, was one of the few independent enterprises in the company town created and owned by William Valliant, owner of the local canning and seafood packing business during the first half of the twentieth century. It was originally attached to the Greene house of the same period, and has been moved onto temporary cribbing by Habitat for Humanity. The cribbing has shifted, and the structure is now tilted. Mr. DeSheilds said the store needs to be moved to a permanent pier foundation on another lot, hoping to use the building as part of a small local museum of the African American community. He is seeking resources to fund the relocation of the store, possibly to a lot right across the street on Poplar Lane, and has spoken with Clint Wadsworth who said he would consider handling the move. Mr. DeSheilds is also seeking funds to renovate the building.

Mr. Ward Bucher advised that TCHPC does not currently have financial resources to fund a project. Mr. DeSheilds said he would like TCHPC to establish it as an important historic structure. Mr. Bucher said Preservation Maryland has funds for this type of project and may be able to provide a grant. Mr. Ron Mitchell advised that Elizabeth Beckley, Eastern Shore Field Director of Preservation Maryland, is who should be contacted. Mr. Bucher volunteered to do so on behalf of Mr. DeSheilds. Mr. Ron Mitchell added that Elizabeth Hanson of the Talbot Historical Society may be interested in helping.

- B. SITE VISITS – Mr. Robert Amdur said the site visit for August will be Mt. Misery (T-207), however, he has not yet been able to confirm the date with the owner's representative. He said he left a voice message and is waiting for a return call. Once he confirms, he will notify the Commissioners by email.

Mr. Ward Bucher said he has prepared the final reports for the site visits at Wye House (T-54) and Webley (T-214), and they have been sent. Mr. Ron Mitchell announced that artifacts from Wye House are to be displayed at the Maritime Museum in St. Michaels in September.

- C. MILLER'S HOUSE (T-70) – Mr. Ward Bucher said he received the structural report for the Miller's House in Wye Mills. He plans to speak about it at the meeting of Historic Easton this evening. He also has suggestions about how the building should be used; preferably as a residence.

IV. OPEN FLOOR

- A. TALBOT COUNTY COMPREHENSIVE PLAN – Mr. Martin Sokolich said the Comprehensive Plan is updated every six years, and Talbot County began its review in 2011. He said at this point the committee is stalled, and is behind in getting it done. There will be an opportunity for public review when it is done; and he is anticipating its completion by the end of this year. Mr. Ward Bucher expressed concern that something about TCHPC should be mentioned in the section on historic resources.
- B. PROPOSED ROOF FOR THE COURTHOUSE – Mr. Martin Sokolich said the County is currently taking bids for installation of a new roof for the Courthouse, but to

date, TCHPC has not been contacted. Mr. Ward Bucher said TCHPC should meet with the committee handling this project, and asked Mr. Sokolich to request that a representative attends a TCHPC meeting to discuss the project and show the proposed construction plans and specs for the proposed roof. He also commented that it should be in the Comprehensive Plan that TCHPC must review proposed work planned for County-owned historic structures. He asked that the Comprehensive Plan be put on the September TCHPC agenda for further discussion.

NEXT MEETING: The first Monday in September, being Labor Day holiday, the next meeting will be on Monday, 9 September 2013, at 3:00 pm in Conference Room One of the Talbot County Office Building at 215 Bay Street in Easton.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:20 pm.

22 August 2013